

ONTARIO COUNTY PLANNING BOARD

Wednesday, May 13, 2026, Time: 7:00 PM

Join from the meeting link

<https://ontariocountyny.webex.com/ontariocountyny/j.php?MTID=m932c7ca998a16e7be4a8ef8f87938b1b>

Join by meeting number

Meeting number (access code): 2343 871 0760

Meeting password: naMT52j8ZHe

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[+1-408-418-9388](tel:+1-408-418-9388),23438710760##

1. Call to Order

- a Chair Paul Passavant - Meeting - Call to order

2. Roll Call

- a Erin Holley - Roll Call

3. Approval of Minutes:

- a Paul Passavant / Kyle Ritts - Minutes - April 8, 2026 County Planning Board meeting

4. Old Business:

- a PLEASE BE AWARE OF A RECENT SCAM THAT IS GOING AROUND. THERE ARE NO FEES FOR COUNTY PLANNING BOARD REVIEW. YOU SHOULD NEVER RECEIVE AN INVOICE FROM THE ONTARIO COUNTY PLANNING BOARD.

5. New Business:

6. City of Canandaigua

- a 2026-1516 **63-2026 (Class 1)** Re-subdivision, reconfiguring three lots into two, for the proposed FLCC Culinary Arts Center — at 100, 130, and 158 Lakeshore Drive.

Municipality:

City of Canandaigua

Referring Board:

Planning Commission

Application Type:

Subdivision

Class:

Class 1

Property Tax ID:

84.18-1-46.1; 84.18-1-46.2; 84.18-1-10.1

Property Address:

100, 130, and 150 Lakeshore Drive

7. Town of Bristol

- a 2026-1517 **86-2026 (Exempt / LATE REFERRAL)** Subdivision of a 6.4-acre parcel into 2 parcels (Parcel 1: 3.25-acres; Parcel 2: 3.10-acres) — at 0000 Gulick Road.

Municipality:

Town of Bristol

Referring Board:

Planning Board

Application Type:

Subdivision

Class:

Exempt / LATE REFERRAL

Property Tax ID:

150.00-3-18.000

Property Address:

0000 Gulick Road

8. Town of Canadice

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- a 2026-1518 **64-2026 (Class 1)** Special Use Permit for a one-day music festival at 5672-5676 County Road 6.

Municipality: Town of Canadice
Referring Board: Planning Board
Application Type: Special Use Permit
Class: Class 1
Property Tax ID: 164.00-2-21.100
Property Address: 5672-5676 County Road 36

9. Town of Canandaigua

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- a 2026-1519 **65-2026 (Class 1)** Subdivision of a 25.5-acre parcel into two equally sized parcels (12.75-acres each) — at 5445 Wells Curtice Road.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Application Type: Subdivision
Class: Class 1
Property Tax ID: 140.00-1-1.200
Property Address: 5445 Wells Curtice Road

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- b 2026-1520 **66-2026 (Class 2)** Repeal and adoption of an updated Chapter 170 “Stormwater Management”.

Municipality: Town of Canandaigua
Referring Board: Town Board
Application Type: Text Amendment
Class: Class 2
Property Tax ID: N/A
Property Address: N/A

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- c 2026-1521 **67-2026 (Exempt)** Area Variance for the installation of an accessory structure (generator) with a proposed 4.9 ft. setback when a minimum of 6 ft. is required — at 8000 Arbour Hill Trail.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Exempt
Property Tax ID: 112.19-1-44.000
Property Address: 8000 Arbour Hill Trail

d 2026-1522 **68-2026 (Class 1)** Area Variances (2) to construct a 200 SF accessory structure (shed) at 5245 State Route 21 South. The area variances are for (1) a (south) side setback of 11.2 ft. when a minimum of 20 ft. is required, and (2) a stream setback of 26 ft. when a minimum of 100 ft. is required.

Municipality: Town of Canandaigua
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Class 1
Property Tax ID: 153.00-1-75.110
Property Address: 5245 State Route 21 S

e 2026-1523 **69-2026 (Class 1)** Site Plan to construct a building for a landscaping and hardscaping business with associated improvements — at 2451 Brickyard Road.

Municipality: Town of Canandaigua
Referring Board: Planning Board
Application Type: Site Plan
Class: Class 1
Property Tax ID: 70.00-1-78.400
Property Address: 2451 Brickyard Road

10. Town of Geneva

a 2026-1524 **70-2026 (Class 1)** Site Plan Amendment for a proposed project consisting of: 3 manufactured homes, 14 yurts, a pavilion, restroom facility, 4 storage buildings, and associated improvements — at 0000 and 4188 State Route 14.

Municipality: Town of Geneva
Referring Board: Planning Board
Application Type: Site Plan
Class: Class 1
Property Tax ID: 133.00-1-18.112 and 133.00-1-17.110
Property Address: 0000 & 4188 State Route 14

b 2026-1525 **71-2026 (Class 2)** Site Plan to remove existing buildings to construct a 4,600 square foot convenience store with an integrated fast-food service component, along with fueling facilities and associated site improvements — at parcels 0000 County Road 4, 803 County Road 4, and 510 County Road 6.

Municipality: Town of Geneva
Referring Board: Planning Board
Application Type: Site Plan
Class: Class 2
Property Tax ID: 90.03-1-17.000, 90.03-1-14.000, and 90.03-1-15.000

Property Address:

0000 & 803 County Road 4; 510 County Road 6

11. Town of Gorham

- a 2026-1526 **72-2026 (Exempt)** Site plan approval for drainage improvements to the existing bisecting channel to reduce flooding occurrences on the applicant's property and to prevent future flooding of the residential properties in the area at 3800 & 3810 State Route 364.

Municipality:

Town of Gorham

Referring Board:

Planning Board

Application Type:

Site Plan

Class:

Exempt

Property Tax ID:

113.11-1-12.000; 113.11-1-13.100

Property Address:

3800 & 3810 State Route 364

12. Town of Hopewell

- a 2026-1527 **73-2026 (Class 1)** Site Plan for the construction of a new 3,680 SF storage addition to an existing commercial building at 2474 State Route 21.

Municipality:

Town of Hopewell

Referring Board:

Planning Board

Application Type:

Site Plan

Class:

Class 1

Property Tax ID:

72.00-1-1.100

Property Address:

2474 State Route 21

- b 2026-1528 **74-2026 (AR2)** Area Variances (2) involving the renovation of three existing ground-mounted signs (maximum of one permitted) and installation of two building-mounted commercial speech signs (maximum of one permitted) — at 4350 County Road 50.

Municipality:

Town of Hopewell

Referring Board:

Zoning Board of Appeals

Application Type:

Area Variance

Class:

AR2

Property Tax ID:

85.03-1-7.100

Property Address:

4350 County Road 50

- c 2026-1529 **75-2026 (AR2)** Area Variances (2) for the renovation of an existing ground-mounted commercial speech sign at 3259 County Road 10. Area Variances are for: (1) a sign height of 20 ft. when no greater than 6 ft. is permitted, and (2) a sign area of 48 SF when no greater than 20 SF is permitted.

Municipality:

Town of Hopewell

Referring Board:

Zoning Board of Appeals

Application Type:

Area Variance

Class:

AR2

Property Tax ID:

85.03-1-4.100

Property Address: 3259 County Road 10

- d 2026-1530 **76-2026 (Class 1)** Area Variance for a proposed ground-mounted commercial speech sign with an area of approximately 31 SF when no greater than 20 SF is permitted — at 4341 County Road 50.

Municipality: Town of Hopewell
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Class 1
Property Tax ID: 99.00-1-5.000
Property Address: 4341 County Road 50

13. Town of Richmond

- a 2026-1531 **77-2026 (Exempt)** Area Variance to install a 6 ft. tall fence in the front yard when no greater than 3 ft. is permitted — at 5752 Willow Beach.

Municipality: Town of Richmond
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: Exempt
Property Tax ID: 165.17-1-8.110
Property Address: 5752 Willow Beach

- b 2026-1532 **78-2026 (AR2)** Area Variance to install an approximately 55 SF ground-mounted sign when no greater than 32 SF is permitted — at 8690 Main Street (Richmond Town Hall).

Municipality: Town of Richmond
Referring Board: Zoning Board of Appeals
Application Type: Area Variance
Class: AR2
Property Tax ID: 135.00-2-9.110
Property Address: 8690 Main Street

- c 2026-1533 **79.0-2026 (Class 1)** Special Use Permit and Site Plan for a proposed large-scale solar energy system – at 0000 US Route 20 A . 79.0-2026 is regarding the Special Use Permit, and 79.1-2026 is for the Site Plan.

Municipality: Town of Richmond
Referring Board: Zoning Board of Appeals
Application Type: Special Use Permit
Class: Class 1
Property Tax ID: 135.00-2-57.100
Property Address: 0000 State Route 20A

- 1 2026-1534 **79.1-2026 (Class 1)** Special Use Permit and Site Plan for a proposed large-scale solar energy system – at 0000 US Route 20 A . 79.0-2026 is regarding the Special Use Permit, and 79.1-2026 is for the Site Plan.

Municipality:	Town of Richmond
Referring Board:	Planning Board
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	135.00-2-57.100
Property Address:	0000 State Route 20A

d 2026-1535 **80-2026 (Class 1)** Re-subdivision, reconfiguring three lots at 0000 Main Street.

Municipality:	Town of Richmond
Referring Board:	Planning Board
Application Type:	Subdivision
Class:	Class 1
Property Tax ID:	135.00-2-8.110, 135.00-2-9.110, and 135.00-2-9.211
Property Address:	8690 & 0000 Main Street

14. Town of Victor

a 2026-1536 **81-2026 (WITHDRAWN)** Area Variance for a wall-mounted commercial business sign to be allowed in a location not connected to a parking area of public right-of-way — at 401 Commerce Drive.

Municipality:	Town of Victor
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	WITHDRAWN
Property Tax ID:	6.04-1-78.000
Property Address:	401 Commerce Drive Suite 300

b 2026-1537 **82.0-2026 (Class 1)** Area Variances (6 total) related to 19 proposed commercial business signs for the Bass Pro Shop at 700 Eastview Mall Drive. 82.0-2026 is for the area variance of having two signs placed on a separate parcel, 82.1-2026 is for the variance requests related to sign size and number (AR2), and 82.2 is for the multiple typeface area variance request (exempt).

Municipality:	Town of Victor
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	Class 1
Property Tax ID:	6.00-1-12.600
Property Address:	700 Eastview Mall Drive

1 2026-1538 **82.1-2026 (AR2)** Area Variances (6 total) related to 19 proposed commercial business signs for the Bass Pro Shop at 700 Eastview Mall Drive. 82.0-2026 is for the area variance of having two signs placed on a separate parcel, 82.1-2026 is for the variance requests related to sign size and number (AR2), and 82.2 is for the multiple typeface area variance request (exempt).

Municipality:	Town of Victor
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	AR2
Property Tax ID:	6.00-1-12.600
Property Address:	700 Eastview Mall Drive

- 2 2026-1539 **82.2-2026 (Exempt)** Area Variances (6 total) related to 19 proposed commercial business signs for the Bass Pro Shop at 700 Eastview Mall Drive. 82.0-2026 is for the area variance of having two signs placed on a separate parcel, 82.1-2026 is for the variance requests related to sign size and number (AR2), and 82.2 is for the multiple typeface area variance request (exempt).

Municipality:	Town of Victor
Referring Board:	Zoning Board of Appeals
Application Type:	Area Variance
Class:	Exempt
Property Tax ID:	6.00-1-12.600
Property Address:	700 Eastview Mall Drive

- c 2026-1540 **83.0-2026 (Class 1)** Special Use Permit and Site Plan Amendment to develop a 4.43 MWAC solar energy facility on a 34.93-acre parcel located at 0000 Main St. Fishers, adjacent (east) of the Monroe County / Town of Victor Municipal Boundary (TM# 5.00-1-70.000), in the Town of Victor. 83.0-2026 is regarding the special use permit, and 83.1-2026 is for the site plan.

Municipality:	Town of Victor
Referring Board:	Planning Board
Application Type:	Special Use Permit
Class:	Class 1
Property Tax ID:	5.00-1-70.000
Property Address:	8036 Main Street Fishers

- 1 2026-1541 **83.1-2026 (Class 1)** Special Use Permit and Site Plan Amendment to develop a 4.43 MWAC solar energy facility on a 34.93-acre parcel located at 0000 Main St. Fishers, adjacent (east) of the Monroe County / Town of Victor Municipal Boundary (TM# 5.00-1-70.000), in the Town of Victor. 83.0-2026 is regarding the special use permit, and 83.1-2026 is for the site plan.

Municipality:	Town of Victor
Referring Board:	Planning Board
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	5.00-1-70.000
Property Address:	8036 Main Street Fishers

- d 2026-1542 **84-2026 (Exempt)** Site Plan to construct a single-family dwelling on a currently vacant parcel at 0000 County Road 41.

Municipality:	Town of Victor
Referring Board:	Planning Board
Application Type:	Site Plan
Class:	Exempt
Property Tax ID:	40.00-1-27.120
Property Address:	0000 County Road 41

- e 2026-1543 **85-2026 (Class 1)** Site Plan to install a 240 SF prefabricated storage shed for additional dry storage at 330 and 100-410 Phoenix Mills Plaza.

Municipality:	Town of Victor
Referring Board:	Planning Board
Application Type:	Site Plan
Class:	Class 1
Property Tax ID:	28.12-1-19.120 & 28.12-1-19.111
Property Address:	330 & 100-410 Phoenix Mills Plaza

15. Privilege of the Floor

16. Upcoming Trainings:

- a An updated list of training opportunities can be found at: <https://www.ontariocountyny.gov/192/Training>

Genesee / Finger Lakes Regional Planning Council Spring local government workshop

- [See link to register](#)
- May 28, 2026: 8:30 AM - 4:30 PM; Genesee Community College, 1 College Road, Batavia, NY

Estabrook Municipal Bootcamp

- [See link to register](#)
- SESSION 5: Water, Water Everywhere — The Impact of Wetlands on Development
 - **Thursday, May 28, 2026–6:00 PM - 7:00 PM; (Remote)**
- SESSION 6: Zoning Board Basics — Roles of the Zoning Board in Community Development
 - **Thursday, June 25, 2026–6:00 PM - 7:00 PM; (Remote)**
- SESSION 7: Growing Intentionally — The Role of Local Leadership in Attracting Investment and Economic Development
 - **Thursday, July 23, 2026–6:00 PM - 7:00 PM; (Remote)**
- SESSION 8: A Storm is Brewing — How Development Review Addresses Stormwater Management and Water Quality
 - **Thursday, September 24, 2026–6:00 PM - 7:00 PM; (Remote)**
- SESSION 9: Funding Your Priorities — Developing and Managing Competitive Grant Applications
 - **Thursday, October 22, 2026–6:00 PM - 7:00 PM; (Remote)**
- SESSION 10: Santa's Naughty and Nice List — The Best and Worst of 2023

- **Thursday, December 17, 2026–6:00 PM - 7:00 PM; (Remote)**

Deploying Safe Lithium-ion Energy Storage in your community — hosted by the New York State Interagency Fire Safety Working Group (from May 7, 2025)

- Topics include: critical safety considerations, regulatory updates, best practices in the field, and recommendations for local actions.
- [See Presentation Slides](#)

NYS DOS Regional onsite & Online interactive courses

- [See link](#)
- Includes a statewide schedule of NYS DOS onsite local government trainings.
- Includes links to online interactive courses and previously recorded webinars. Recorded webinars include:
 - Essentials for Planning and Zoning Board Staff
 - Zoning Board of Appeals Overview
 - Planning Board Overview
 - Zoning Basics for Enforcement Officials and Board Members
 - State Environmental Quality Review Act (SEQRA) Basics
 - Floodplain Regulation for Local Review Boards
 - Farmland Protection & Agricultural Viability

NYS DOS Recorded Webinars

- [See link](#)
- Use this link to access recorded webinars, including Introductory courses on Planning and Zoning Boards. The courses are 1-2 hours each. You may choose to complete a final quiz on each topic. Print the quiz to provide documentation of course completion. You may need to disable your browser's pop-up blocker to access links in the training.

New York Conference of Mayors training is free (If your municipality is a member)

- [See link](#)
- The NY Conference of Mayors also offers virtual and recorded webinars for member villages and cities.
- Recorded Webinars Include:
 - ACCESSING FEDERAL FUNDING FROM FEMA (recorded 7-29-20); Speakers: Robert T. Kennedy, Mayor of the Village of Freeport and NYCOM President; J. Andrew Martin, CFM, Public Assistance Section Chief, NYS Division of Homeland Security and Emergency Services; Janet Plarr, Village Administrator, Village of Blasdell; and Donna Lyudmer, Village of Saltaire
 - ADOPTING LOCAL LAWS AND CONDUCTING REFERENDA (recorded 6-24-21) | Speaker: Rebecca Ruscito, NYCOM Counsel

- ARPA FUNDING: OVERVIEW OF ALLOWABLE USES AND OTHER REQUIREMENTS (recorded 8-3-21) | Speakers: Peter Baynes, NYCOM Executive Director and Barbara VanEpps, NYCOM Deputy Executive Director
- CELL TOWERS AND WIRELESS REGULATIONS AND A CASE LAW UPDATE (recorded 12-15-20) | Speakers: Wade Beltramo, NYCOM General Counsel and Rebecca Ruscito, NYCOM Counsel
- CONDUCT MEETINGS NOW AND DOWN THE ROAD: NAVIGATING THE FUTURE OF MEETINGS AND HEARINGS AS COVID NUMBERS DROP (recorded 3-18-21) | Speakers: Wade Beltramo, NYCOM General Counsel; John Mancini, NYCOM Counsel and Rebecca Ruscito, NYCOM Counsel
- ETHICS FOR ZBA AND PLANNING BOARD PROCEEDINGS (recorded 12-9-21) | Speaker: Wade Beltramo, NYCOM General Counsel
- FAIR HOUSING CONSIDERATIONS FOR MUNICIPALITIES (recorded 12-16-21) | Speakers: Charles Grieco, Bond, Schoeneck & King; Moderator: Wade Beltramo, NYCOM General Counsel
- GRANTS TRAIN IS AT THE STATION: GET READY FOR THE RIDE AHEAD! (recorded 5-6-21) | Speaker: Jim Thatcher, Manager, Community Development, C.T. Male Associates
- LAWYERS AND ETHICS FOR ZBAS AND PLANNING BOARDS (recorded 12-10-20) | Speaker: Wade Beltramo, NYCOM General Counsel
- NEW YORK'S MARIJUANA LEGALIZATION: WHAT DOES IT MEAN FOR LOCAL GOVERNMENTS? (recorded 4-15-21) | Speakers: Wade Beltramo, NYCOM General Counsel; John Mancini, NYCOM Counsel; Rebecca Ruscito, NYCOM Counsel
- PLANNING AND ZONING HOT TOPICS AND CASE LAW UPDATE (recorded 12-14-21) | Speakers: Terry Rice, Partner, Law Office of Terry Rice; Moderator: Wade Beltramo, NYCOM General Counsel
- REGULATING CANNABIS OPERATIONS (recorded 12-7-21) | Speakers: Wade Beltramo, NYCOM General Counsel; Corey Auerbach, Barclay Damon, LLP
- SOLAR PANELS, LARGE SCALE ENERGY GENERATION SITING, AND LOCAL ZONING (recorded 12-17-20) | Speakers: Wade Beltramo, NYCOM General Counsel and Rebecca Ruscito, NYCOM Counsel

New York Planning Federation trainings are free (if your municipality is a member)

- Call or e-mail with membership number or to pay and participate as a non-member. 518-512-5270 or email nypf@nypf.org
- Recorded Webinars Include:
 - The Essentials of Planning and Zoning
 - Introduction to Planning, Zoning, and Land Use
 - Everything You've Ever Wanted to Know About Preparing a Comprehensive Plan
 - Understanding and Applying SEQRA (NY State Environmental Quality Review Act)
 - The What, Why, and How of Site Plan Review
 - Common Mistakes and Mishaps in Site Plan Review
 - Meeting Process and Communication
 - Enhancing Transparency and Effectiveness in Planning Proceedings
 - Innovations and Best Practices for Planning/Zoning Boards

- Engaging Diverse Communities and Dealing with Difficult People
- Working with Elected Officials and Understanding Everyone's Role in Planning
- The Open Meetings Law for Zoning and Planning Boards, Part II
- Working with Developers to Foster Investment in the Community
- Communication, the Media and Social Media
- Open Government and Planning and Zoning Decision-Making

17. Upcoming Meetings and Important Dates

- a The next Coordinated Review Committee will be on June 9, 2026, at 20 Ontario St 2nd flr rm 229 at 3:30PM. The next associated Ontario County Planning Board meeting will be on June 10, 2026, at 74 Ontario St. Rm 218 (Sessions Room), Canandaigua, NY at 7:00 PM.

18. Adjournment:

- a Meeting motion to adjourn